



City of Worcester

Zoning Board of Appeals Meeting Agenda

Monday, August 24, 2020 at 6:00 PM*

To participate, please call 415-655-0001 (Access Code: 160 884 7670)

Board Members

Joseph Wanat, *Chair*
Andrew Freilich, *Vice-Chair*
Jordan Berg Powers
George Cortes
Robert Haddon, *Alternate Member*
Russell Karlstad, *Alternate Member*

Contacting the Board's Office

The Planning and Regulatory Services
Division serves as the Board's staff.

Address: City Hall, 455 Main St, Room
404, Worcester, MA 01608
Hours: M-F, 8:30 AM-5:00 PM
Phone: (508) 799-1400 x 31440
Email: planning@worcesterma.gov
Website: [www.worcesterma.gov/
planning-
regulatory/boards/zoning-
board-of-appeals](http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals)

The Zoning Board of Appeals is committed to ensuring that its public meetings are accessible to people with disabilities. Should you require auxiliary aids, services, written materials in other formats, reasonable modifications in policies and procedures, please call in advance of the scheduled meeting.

Our Mission

Planning & Regulatory Services

To provide credible, timely, and accessible data and analysis for decision-making and problem solving for land and programmatic development.

Division Staff

Stephen Rolle, ACDO
Michelle Smith, Chief Planner
Amanda Molina Dumas, Senior Planner
Gabrielle Weiss, Senior Planner
Stefanie Covino, Conservation Planner
Michelle Johnstone, Preservation Planner
Brian Pigeon, Sr. Transportation Planner
Deborah Steele, Principal Staff Assistant
Ariel Lim, Staff Assistant

Upcoming Meetings

September 14, 2020
October 19, 2020
November 9, 2020
November 30, 2020
December 21, 2020
January 11, 2021
February 1, 2021
February 22, 2021
March 15, 2021
April 5, 2021
April 26, 2021
May 17, 2021
June 7, 2021
June 28, 2021

*Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 23, 2020 Order, as amended, imposing strict limitation on the number of people that may gather in one place, this meeting of the Worcester Zoning Board of Appeals will be conducted via **remote participation**.

The meeting will be livestreamed from the City Website at www.worcesterma.gov/video-on-demand and may be broadcast on the local government cable channel (Spectrum Channel 192). While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings. In addition, a video recording and meeting minutes will be posted at www.worcesterma.gov after the meeting.

To participate during the public comment portion of the meeting, please call 415-655-0001 (Access Code: 160 884 7670). If you have difficulty accessing the call, please e-mail planning@worcesterma.gov.

Application materials may also be viewed on the City Website at www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals.

For more information concerning this meeting or to **submit written comments** in advance of the hearing, please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Submission of comments in advance of the hearing is strongly encouraged.

Call to Order – 6:00 PM

Approval of Minutes – 5/11/2020; 6/22/2020

New Business – Public Hearings

1. 60 Wall Street (MBL 04-011-09+10) (ZB-2020-014)

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7)

Variance: For relief from the minimum lot area dimensional requirement for a single-family attached dwelling in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Wall Street Rentals Realty Trust

Present Use: Presently on the premises is a vacant lot.

Zone Designation: RG-5 (Residence, General) zoning district

Petition Purpose: To construct a single-family attached dwelling (with a total of 4 dwelling units), and to conduct associated site work.

Public Hearing Deadline: 8/24/2020; **Constructive Grant Deadline:** TBD

New Business – Public Hearings

2. 1193 (aka 1239) & 1243 (aka 1241) Millbury Street (MBL 31-003-00011, -00005) (ZB-2020-036)

Special Permit: To allow open lot storage of more than one (1) unregistered automobile in excess of seven (7) days (Article IV, Section 2, Table 4.1, General Use #13)

Special Permit: To allow open lot storage and/or salvage recycling operations (Article IV, Section 2, Table 4.1, Manufacturing Use #8)

Petitioner: Boakye Osei Bonsu

Present Use: Presently on the premises at 1243 (aka 1241) Millbury Street are two buildings – a +/- 1,319 SF commercial building, formerly used as convenience store, and a +/- 3,480 SF commercial building, formerly used for retail food sales – each with associated surface parking and at 1193 (aka 1239) Millbury Street is a surface parking lot used for open lot storage of vehicles.

Zone Designation: MG-1.0 (Manufacturing, General) zoning district and the Blackstone River Parkway Sign Overlay District (BSOD)

Petition Purpose: To allow open lot storage of vehicles on both lots, to convert the existing +/- 3,480 SF commercial building into a garage to be used for dismantling of vehicles, with the existing +/- 1,319 SF building to remain, and conduct associated site work.

Public Hearing Deadline: 9/11/2020; **Constructive Grant Deadline:** TBD

3. 65 Parsons Hill Drive (MBL 56-018-00025) (ZB-2020-038)

Variance: For relief from the minimum front-yard setback dimensional requirement in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Nicholas and Claudette Sefakis

Present Use: Presently on the premises is a single-family detached dwelling, with associated site improvements.

Zone Designation: RL-7 (Residence, Limited) zoning district

Petition Purpose: To construct an open-air porch and conduct related site work.

Public Hearing Deadline: 9/5/2020; **Constructive Grant Deadline:** 10/10/2020

4. 92 Grand Street (MBL 07-004-00012) (ZB-2020-040)

Extension of Time:

Variance: For relief from the minimum parking requirements in a RG-5 Zone (Article IV, Section 7, Table 4.4)

Petitioner: 92 Grand Street Commons, LLC

Present Use: Presently on the premises is a vacant, partially paved lot.

Zone Designation: RG-5 (Residence, General) zoning district and within an Adaptive Re-use Overlay District (AROD)

Petition Purpose: To construct a mixed use development, consisting of 48 residential dwelling units and commercial/retail space, and to conduct associated site work.

Public Hearing Deadline: 9/30/2020; **Constructive Grant Deadline:** 11/4/2020

New Business – Public Hearings

5. 249, 261 & 265 (aka Lots 1-4) Lake Avenue (MBL 17-029-00010, 17-030-0002A & -00002) (ZB-2020-042)

Lot 1 Lake Avenue:

Variance: For relief from the minimum frontage dimensional requirement for a single-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Lot 2 Lake Avenue:

Variance: For relief from the minimum frontage dimensional requirement for a single-family detached dwelling in an RL-7 Zone (Article IV, Section 4, Table 4.2)

Petitioner: Cherele Gentile, Trustee of Manor Real Estate Trust

Present Use: Presently on the premises are 4 vacant lots.

Zone Designation: RL-7 (Residence, Limited) zoning district

Petition Purpose: To construct four single-family detached dwellings (each on their own lot), and conduct related site work.

Public Hearing Deadline: 10/10/2020; *Constructive Grant Deadline:* 11/14/2020

6. 222 Brooks Street (MBL 23-002-00002) (ZB-2020-043)

Special Permit: To allow multi-family low-rise dwellings in an RL-7 Zone (Article IV, Section 2, Table 4.1, Residential Use #11)

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7)

Petitioner: GoVenture Capital Group, LLC

Present Use: Presently on the premises is a vacant lot.

Zone Designation: RL-7 (Residence, Limited) zoning district

Petition Purpose: To construct two (2) multi-family low-rise dwellings (with a total of 111 units) with associated parking areas, and to conduct related site work.

Public Hearing Deadline: 10/9/2020; *Constructive Grant Deadline:* TBD

7. 35 Coes Street (MBL 08-021-00008) (ZB-2020-045)

Special Permit: To modify dimensional standards for a Residential Conversion (Article IV, Section 9)

Petitioner: Pickoff Properties, LLC

Present Use: Presently on the premises is an existing, non-conforming single-family detached dwelling.

Zone Designation: RL-7 (Residence, Limited) zoning district

Petition Purpose: To convert the existing single-family detached dwelling into a two-family detached dwelling and to construct associated parking.

Public Hearing Deadline: 10/11/2020; *Constructive Grant Deadline:* TBD

Other Business

8. Communications

9. Discussion of Board Policies and Procedures

Adjournment